



TIGARD CITY CENTER  
DEVELOPMENT AGENCY  
MEETING

OCTOBER 11, 2005

TIGARD CITY HALL  
13125 SW HALL BLVD  
TIGARD, OR 97223



A G E N D A  
CITY CENTER DEVELOPMENT AGENCY  
- AN URBAN RENEWAL AGENCY-  
MEETING  
OCTOBER 11, 2005

*Note: The City Center Development Agency will convene following the Tigard City Council meeting. ESTIMATED meeting time is 9:15 p.m.*

1. CITY CENTER DEVELOPMENT AGENCY (CCDA) MEETING
  - 1.1 Call to Order - City Center Development Agency
  - 1.2 Roll Call
  
2. CONSIDER AN URBAN RENEWAL PLAN AND REFER THE PLAN AND REPORT TO THE PLANNING COMMISSION
  - a. Staff Report: Community Development Staff
  - b. CCDA Discussion
  - c. CCDA Consideration: Resolution No. 05 - \_\_\_\_\_
  
3. ADJOURNMENT

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AGENDA ITEM # 2  
FOR AGENDA OF October 11, 2005

CITY OF TIGARD, OREGON  
CITY CENTER DEVELOPMENT AGENCY  
AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Referral of Urban Renewal Plan and Report

PREPARED BY: Gary Firestone DEPT HEAD OK [Signature] CITY MGR OK [Signature]

ISSUE BEFORE THE COUNCIL

Should the City Center Development Agency (CCDA), the City's urban renewal agency, accept the draft Urban Renewal Plan as its proposed urban renewal plan, refer the proposed Urban Renewal Plan and Report to the Planning Commission and affected taxing entities, and delegate authority to the City Manager to meet with the other taxing entities?

STAFF RECOMMENDATION

Staff recommends that:

- 1) The CCDA propose the adoption of the Urban Renewal Plan and Report and refer the proposed plan and report to the Planning Commission so that the Planning Commission may prepare its recommendation to the Council.
- 2) The Urban Renewal Plan and Report be provided to other taxing entities in preparation for meetings with the City regarding the maximum debt and tax options to pay plan costs.
- 3) The City Center Development Agency delegate authority to the City Manager to meet with the affected taxing entities.

INFORMATION SUMMARY

The City Council has given staff direction to proceed with preparation of an urban renewal plan for the downtown area and has established a citizen involvement program, which was presented to the CCDA on September 13, 2005. An urban renewal plan and report have been prepared. The plan and report were prepared through a public process, including public hearings by the City Center Advisory Commission, which has recommended the plan and report to the City Center Development Agency. The statutory procedure then requires the City Center Development Agency to forward the draft urban renewal plan to the Planning Commission. The primary purpose of the Planning Commission review is to review the Plan for consistency to the Comprehensive Plan and make a recommendation to the City Council.

The draft Urban Renewal Plan proposes tax-increment financing, and the urban renewal agency proposing the plan is required to confer with other taxing entities concerning the maximum amount of indebtedness and tax options associated with the Urban Renewal Plan.

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### OTHER ALTERNATIVES CONSIDERED

1. Decide not to proceed with urban renewal.
2. Amend the Urban Renewal Plan and/or Report prior to forwarding them to the Planning Commission and taxing districts.
3. Ask the City Center Advisory Commission and the City's consultants to make revisions to the proposed Urban Renewal Plan and Report.

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### VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Ultimately adopting an urban renewal plan for the downtown area is consistent with the goals and strategies of "Tigard Beyond Tomorrow" relating to the Central Business District, which include such items as "develop strategies for public improvements in Tigard's central business district area" and "develop a plan for an urban renewal district."

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### ATTACHMENT LIST

- Attachment 1: A Resolution Proposing an Urban Renewal Plan and Referring the proposed Urban Renewal Plan and Report to the Planning Commission, directing distribution of the Urban Renewal Plan and Report to taxing districts, and delegating authority to the City Manager.
- Exhibit A: City Center Urban Renewal Plan
- Exhibit B: City Center Urban Renewal Plan Report

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### FISCAL NOTES

The immediate cost of forwarding the Urban Renewal Plan to the Planning Commission and other taxing districts is the administrative cost of holding the Planning Commission hearing and meeting with the taxing districts. The City will also have administrative costs of the City Council hearing that will eventually be needed. If the Council ultimately refers an Urban Renewal Plan to the voters, the City will incur some costs relating to the election. If an Urban Renewal Plan that includes tax increment financing is eventually approved by the voters, property tax proceeds from properties in the urban renewal district will be segregated, with the taxes on any increase in value after the establishment of the district going to the urban renewal district.

CITY CENTER DEVELOPMENT AGENCY  
CITY OF TIGARD, OREGON  
RESOLUTION NO. 05-

A RESOLUTION PROPOSING AN URBAN RENEWAL PLAN AND REFERRING THE PROPOSED URBAN RENEWAL PLAN AND REPORT TO THE PLANNING COMMISSION, DIRECTING DISTRIBUTION OF THE URBAN RENEWAL PLAN AND REPORT TO TAXING DISTRICTS, AND DELEGATING AUTHORITY TO THE AGENCY MANAGER

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WHEREAS, the City Center Development Agency acts as the City's urban renewal agency; and

WHEREAS, the City Center Advisory Commission was appointed to provide citizen involvement in preparation of an urban renewal plan for Tigard's Downtown area;

WHEREAS, the City Center Advisory Commission, after public hearings and considerable public input has, with the assistance of the City's consultants, prepared and approved a proposed Urban Renewal Plan and Report, which is attached hereto as Exhibits A and B respectively; and

WHEREAS, the City Center Development Agency has reviewed and considered the proposed Urban Renewal Plan and Report approved by the City Center Advisory Commission; and

WHEREAS, state statutes require that, after an urban renewal agency prepares an urban renewal plan, that it be reviewed by the Planning Commission, which will make a recommendation to City Council; and

WHEREAS, state statutes also require that taxing districts which may be affected by urban renewal plans may review such plans and meet with the urban renewal agency that proposes the plan,

NOW, THEREFORE, BE IT RESOLVED by the City Center Development Agency, that:

SECTION 1: The City Center Development Agency proposes adoption of the Urban Renewal Plan, based on the Report (Exhibits A and B). The proposed Urban Renewal Plan and Report are referred to the Planning Commission so that it may make its recommendation to the City Council.

SECTION 2: Copies of the proposed Urban Renewal Plan and Report shall be provided to each taxing district that imposes a property tax on properties within the urban renewal area in the proposed urban renewal plan.

SECTION 3: The City Center Development Agency delegates authority to the Agency Manager to act for the City Center Development Agency in fulfilling the meeting requirements of ORS 457.437. The Agency Manager may further delegate this authority.

SECTION 4: This resolution is effective immediately upon passage.

PASSED: This \_\_\_\_ day of \_\_\_\_\_ 2005.

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Chair - City of Tigard  
City Center Development Agency

ATTEST:

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Recorder - City of Tigard City Center Development Agency

I:\admin\packet\05\051018\10-11-05 urban renewal plan and report attachment 1.doc

Agenda Item No.: CCDA 2  
Meeting of: Oct. 11, 2005

Exhibits A and B for the Resolution

## Proposing and Urban Renewal Plan and Referring the Proposed Urban Renewal Plan and Report to the Planning Commission

will be available as soon as they are received from the City Center  
Advisory Commission.

Please contact Duane Roberts, Associate Planner, at 503-639-4171  
for more information.